







Unit 1B/11 Fathom Court, Burrum Heads

AN EXCEPTIONAL OPPORTUNITY, NOW EVEN MORE ATTRACTIVE!

A stunning waterfront lifestyle. A brand-new Hampton-inspired home. And now, an improved price that makes this opportunity even more appealing!

Imagine waking up to beautiful water views, enjoying your morning coffee overlooking a sparkling freshwater lake and having the freedom to launch your kayak or paddleboard right from your own backyard. This is the lifestyle on offer at 1B, 11 Fathom Court, Burrum Heads.

With a recent price reduction, this is an opportunity well worth another look!

Positioned directly on the edge of a picturesque freshwater lake and just moments from the Burrum River, this beautifully presented, brand-new Hampton-inspired residence delivers the perfect blend of contemporary comfort, relaxed coastal living and an enviable waterfront position.

3 2 1

FOR SALE
Offers Above $685,000

VIEW
By Appointment

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Designed to embrace its beautiful surroundings, the home features spacious open-plan living and dining, abundant natural light and uninterrupted lake views. The stylish contemporary kitchen is well appointed with stone benchtops, quality appliances, dishwasher and generous storage, making it equally suited to everyday living and entertaining.

A separate media room provides welcome flexibility, whether used as a home cinema, home office, children's retreat, private gym or optional fourth bedroom.

The privately positioned master suite enjoys lovely lake views and features air conditioning, built-in robe and stylish ensuite. Two additional bedrooms, both with built-in robes and ceiling fans, comfortably accommodate family and guests.

Step outside to the covered alfresco entertaining area, where the sparkling lake provides a beautiful backdrop for weekend barbecues, sunset drinks or simply enjoying a quiet morning coffee. With a fully fenced yard, completed rear pool-style fencing and easy access to the water, the outdoor lifestyle is every bit as appealing as the home itself.

This is more than just a home - it's a lifestyle!

PROPERTY HIGHLIGHTS
- Absolute lakefront position with beautiful freshwater views
- Brand-new Hampton-inspired residence
- Spacious open-plan living and dining
- Separate media room or optional fourth bedroom
- Stylish kitchen with stone benchtops and quality appliances
- Air conditioning to main living area and master bedroom
- Master bedroom with lake views, ensuite and built-in robe
- Two additional bedrooms with built-in robes
- Ceiling fans throughout
- Covered alfresco entertaining overlooking the lake
- Fully fenced yard with completed rear pool fencing
- Direct lake access for kayaking and paddleboarding
- Internal laundry
- Electric hot water system
- 8-panel solar system

ENJOY THE BURRUM HEADS LIFESTYLE
Renowned for its laid-back coastal atmosphere, beautiful waterways and welcoming community, Burrum Heads offers a wonderful blend of lifestyle and convenience. Enjoy local shopping, cafes, boating facilities, nearby beaches and some of the Fraser Coast's finest fishing and recreational waterways.

Whether you're exploring the river, heading out for a day on the water or simply relaxing at home overlooking the lake, here every day feels like a holiday!

AN OPPORTUNITY WORTH DISCOVERING
Both residences within the duplex will be sold on individual titles.

With a recent price reduction making this beautiful lakefront property even more attractive, now is an excellent time to arrange an inspection. Whether you're searching for a relaxed permanent residence, a lifestyle change or simply a home in a truly special position, this property deserves your attention.

Come and experience the setting, discover the lifestyle and see for yourself why this lakefront home is so special.

For further information or to arrange your private inspection, contact the exclusive marketing agents:

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MORE DETAILS

Property ID	BN6HXD
Property Type	DuplexSemi-detached
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Solar Panels







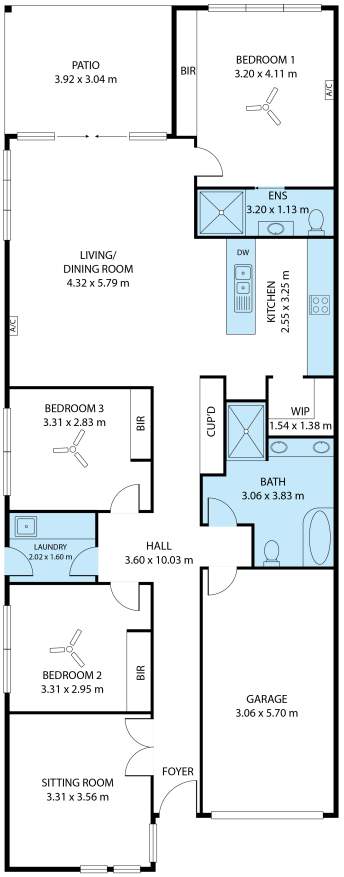




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11b Fathom Circuit, Burrum Heads, QLD, 4659

TOTAL APPROX. FLOOR AREA 136 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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